



Saltwells Road, Middlesbrough TS4 2EA

welcome to

Saltwells Road, Middlesbrough

An ideal investment opportunity, this three bedroom mid-terraced property offers spacious accommodation and excellent potential for landlords or first-time buyers alike.

Entrance Hall

Enter through UPVC double glazed door into hallway, radiator, staircase to first floor.

Lounge

11' 9" into bay x 10' 8" into recess (3.58m into bay x 3.25m into recess)

UPVC double glazed bay window to front, radiator, TV point, telephone point, electric fire with decorative fire surround.

Reception Room 2

14' max x 13' 6" max (4.27m max x 4.11m max)

UPVC double glazed window to rear, radiator, archway leading into lounge.

Kitchen

11' 4" x 9' 4" (3.45m x 2.84m)

Range of base and wall units with complementary work surfaces, recess for cooker and appliances, sink with draining board and mixer tap, UPVC double glazed window to rear and side, wooden single glazed door leading to utility room.

Utility Room

8' x 8' 8" (2.44m x 2.64m)

UPVC double glazed door to rear, UPVC double glazed window to side.

Landing

Void loft access.

Bathroom

Toilet, wash hand basin, bath, wall mounted shower, UPVC double glazed window to side, radiator.

Bedroom 1

12' 5" incl wardrobes x 12' 6" into bay (3.78m incl wardrobes x 3.81m into bay)

UPVC double glazed bay window to front, radiator, fitted wardrobes with sliding doors.

Bedroom 2

8' 5" into recess x 13' 10" max (2.57m into recess x 4.22m max)

UPVC double glazed window to rear, radiator.

Bedroom 3

11' 10" incl door recess x 9' 6" (3.61m incl door recess x 2.90m)

UPVC double glazed window to rear, radiator, combi boiler.

Externally Rear Garden

Enclosed yard.

Front Garden

On-street parking.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Saltwells Road, Middlesbrough

- THREE BEDROOM HOME
- GREAT INVESTMENT OPPORTUNITY
- IDEAL FOR FIRST TIME BUYERS
- ON-STREET PARKING
- REAR YARD

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£90,000



Total floor area 92.8 m² (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
MAR112047 - 0004

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